

THIS INSTRUMENT PREPARED BY:

Glenn E. Estess, Jr., Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Leigh Ann Higdon
5430 Saddle Creek Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, I, **Roy W. Gilbert, Jr.** (herein referred to as Grantor), a married man, do grant, bargain, sell and convey unto **Leigh Ann Higdon** (herein referred to as Grantee), a twenty-three percent (23%) undivided interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE ¼ of SE ¼ of Section 21 and NE ¼ of NE ¼ of Section 28, all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at 3 inch capped iron locally accepted to be the Southeast corner of said Section 21; thence run in a Northerly direction along the East line of said Section 21 for a distance of 97.91 feet to an iron pin set, said iron being 0.42 feet Southeast of a crimped iron found; thence turn an angle to the left of 79° 17' 07" and run in a Northwesterly direction for a distance of 104.02 feet to a crimped iron found; thence turn an angle to the right of 38° 08' 11" and run in a Northwesterly direction for a distance of 121.41 feet to an iron pin set; thence turn an angle to the left of 107° 29' 36" and run in a Southwesterly direction for a distance of 426.15 feet to an iron pin set; thence turn an angle to the left of 66° 13' 45" and run in a Southeasterly direction for a distance of 234.73 feet to an iron pin set; thence turn an angle to the left of 82° 29' 34" and run in a Northeasterly direction for a distance of 306.33 feet to an iron pin set on the East line of said Section 28; thence turn an angle left of 63° 18' 0" and run in a Northerly direction along the East line of said Section 28 for a distance of 207.02 feet to the point of beginning; being situated in Shelby County, Alabama

TOGETHER WITH that certain access easement agreement recorded in Instrument 1999-7167, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes due October, 2003, a lien, but not yet payable.


Subject to all easements, encumbrances, restrictions and rights of way of record.

Property conveyed herein does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee, her heirs, personal representatives, successors and assigns, forever.

And I do for myself and for my heirs, personal representatives, successors and assigns covenant with the said Grantee, her heirs, personal representatives, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of February, 2003.

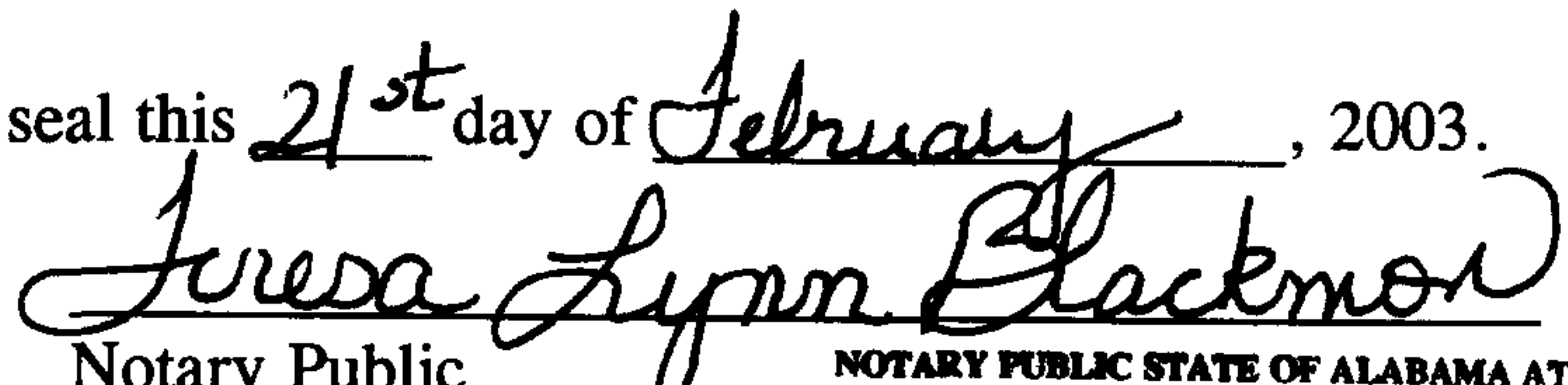


ROY W. GILBERT, JR.

STATE OF ALABAMA)
_____ COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy W. Gilbert, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 2003.



Notary Public
My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 9, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS